



31 Elm Street, Borrowash Derby, DE72 3HP

Deceptively spacious two double bedroom semi detached bungalow which includes a rear extension, a UPVC double glazed rear porch/conservatory and a substantial brick built garage with a window to the rear and an internal door into the property. This is a fantastic opportunity to acquire a superb and desirable property which is located within a short and level walk of the wealth of amenities that Borrowash village centre has to offer. The property is fully UPVC double glazed and is gas centrally heated via a combination boiler. There is ample off road parking on a large block paved driveway at the front, whilst to the rear is a private low maintenance garden which backs onto the allotments. There is also a recently installed shower room with a double shower enclosure and a nice size lounge with a feature fireplace and space for a dining table.



£239,950

Kitchen 15' 11" x 7' 4" (4.85m x 2.23m)

UPVC double glazed windows to the side and front, fitted full height storage cupboards in recess, vinyl floor covering, fitted base and eye level kitchen units with solid wood door fronts, laminate worksurfaces, 1 and a 1/2 bowl composite sink drainer with mixer tap, gas cooker, space for a tall fridge freezer and plumbing for a washing machine and dishwasher.

Central Hallway

Inner hallway including a loft hatch to the boarded loft via pull down ladder, doors leading to all rooms and a central heating radiator.



Sitting Room 15' 11" x 11' 2" (4.85m x 3.40m)

UPVC double glazed window to the front, central heating radiator, TV point, space for a dining table and a living flame gas fire with timber surround.

Bedroom 1 14' 10" x 9' 8" (4.52m x 2.94m)

UPVC double glazed window to the rear, a range of fitted wardrobes with sliding doors and a central heating radiator.



Bedroom 2 15' 1" x 8' 10" (4.59m x 2.69m)

UPVC double glazed window to the side, a central heating radiator and sliding double glazed doors to the conservatory at the rear.

Shower Room 9' 3" x 5' 6" (2.82m x 1.68m)

Recently installed three piece shower room including plastic clad walls, vinyl flooring, a chrome heated towel rail, sink in vanity unit with storage cupboard under, WC, a UPVC double glazed window to the side and a double shower enclosure with glass screen and a plumbed shower mixer.



Rear porch/conservatory 8' 5" x 4' 4" (2.56m x 1.32m)

UPVC double glazed windows to the side and rear, vinyl flooring, access to the garage and a door leading to the garden.



Garage

Brick built garage with power and lighting, a UPVC double glazed window to the rear and a UPVC double glazed internal door which leads into the conservatory.

Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

31, Elm Street Borrowash DERBY DE72 3HP	Energy rating D	Valid until: 15 December 2029
	Certificate number: 8001-7322-3819-8162-7992	

Property type

Semi-detached bungalow

Total floor area

63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)